

OFFICE BUILDING FOR SALE & LEASE

BOWLING GREEN RD, SCOTTSVILLE, KY

1046 Veterans Memorial Highway, Scottsville, KY 42164



PROPERTY DESCRIPTION

Introducing an excellent opportunity to own your own office and a site to develop additional commercial property at 1046 Veterans Memorial Highway, Scottsville, KY. The existing 1,488 SF building, zoned B-2 General Business District, offers the ideal space for office or medical use (existing building was formerly a dental office). This property presents a strategic and versatile investment opportunity in the flourishing Scottsville area. Don't miss the chance to capitalize on this highly sought-after location and maximize the potential of this impressive property.

PROPERTY HIGHLIGHTS

- - 1,488 SF building ideal for office or medical use
- - Zoned B-2 General Business District
- - Move-in ready
- - Flexible layout for customization
- - Ample parking for tenants and clients
- - Prime location for accessibility

LOCATION DESCRIPTION

Located in Scottsville, KY on Bowling Green Road. This site includes great visibility for new owner in the existing building or a new owner could do additional development on Bowling Green Road frontage. The lot has a pad that was cleared in 2005 for the development of a 2,800 SF stand alone building. A new owner can clear new growth and resume development of this high traffic, visible location.

OFFERING SUMMARY

Sale Price:	\$315,000
Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,488 SF
Lot Size:	1.04 Acres
Building Size:	1,488 SF

Eric St. John, CCIM

Senior Commercial Real Estate Advisor
Office: 270.781.8000 x3
Cell: 270.779.0017
eric@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

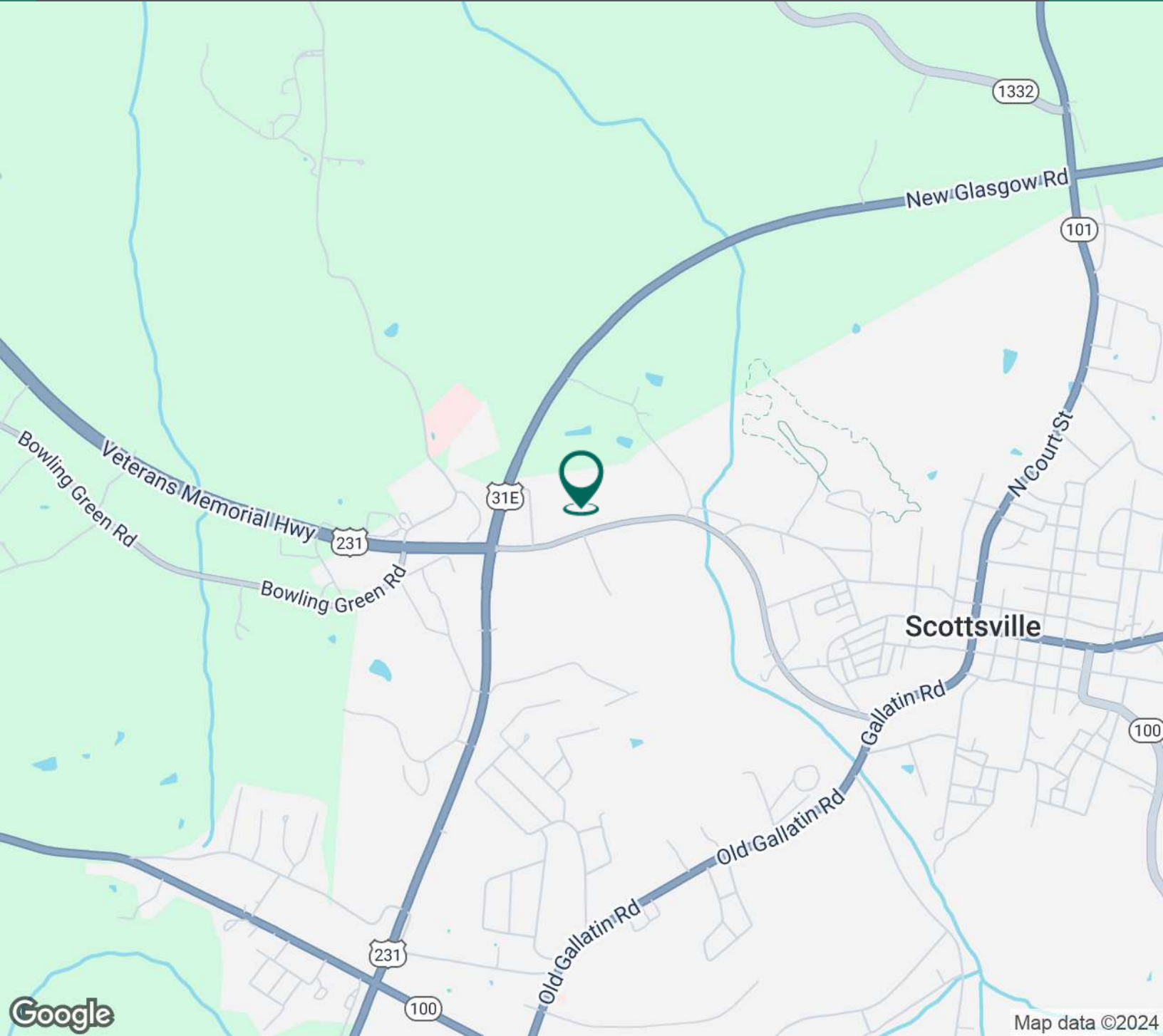
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Lease Rate	\$18.00 SF/YR
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LOCATION INFORMATION

Building Name	Bowling Green Rd, Scottsville, KY
Street Address	1046 Veterans Memorial Highway
City, State, Zip	Scottsville, KY 42164
County	Allen

BUILDING INFORMATION

Building Size	1,488 SF
Building Class	C
Tenancy	Single

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	B-2 General Business District
Lot Size	1.04 Acres
Lot Frontage	250 ft
Lot Depth	150 ft
Traffic Count	8000
Power	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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SITE DESCRIPTION

Site is sloped with two flat sites at the hill lowers in elevation to the road. Front building pad near the road and another flat site at the rear, containing a 1,488 SF dentist office.

POWER DESCRIPTION

300 Amps



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Property Subtype	Medical
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- - 1,488 SF building ideal for office or medical use
- - Zoned B-2 General Business District
- - Versatile space with potential for additional development
- - Strategic location in the thriving Scottsville area
- - Existing Building is Well-maintained and move-in ready
- - Ample parking for staff and clients with potential to add
- - High visibility and accessibility for clientele
- - Proximity to key amenities and services
- - Ideal for a single occupant
- - Pad site can accommodate multiple tenants
- - 1,488 SF building ideal for office or medical use
- - Zoned B-2 General Business District
- - Move-in ready

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